

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Hermop Inc./Winter Haven Lofts

**Case #:** 11-R-04

**Date:** February 24, 2004

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form 7460-1 must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration must be filed since the construction crane or equipment will exceed 200 feet in height.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Hermop Inc./Winter Haven Lofts

**Case #:** 11-R-04

**Date:** February 24, 2004

**Comments:**

Please Contact Tim Welch for Engineering Comments.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Hermop Inc./Winter Haven Lofts

**Case #:** 11-R-04

**Date:** February 24, 2004

**Comments:**

1. 412 of the FBC applies to this building
2. Flow test required.
3. Show hydrant location
4. Show fire main, DDC, and FDC.
5. Two legal exits required. They may not be combined at base of building.
6. Exit separation problem at parking levels.
7. Roof access with stair required. See 1008 FBC.
8. Elevator lobby required at garage level
9. Mezzanine floor exceeds mezzanine definition in in the FBC.
10. Garage smoke evacuation required at permit phase. Remained of building common areas also require smoke evacuation.

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<b>Division:</b>	Info. Systems	<b>Member:</b>	Gary Gray 954-828-5790 954-828-5762
<b>Project Name:</b>	Hermop Inc./Winter Haven Lofts	<b>Case #:</b>	11-R-04
<b>Date:</b>	February 24, 2004		

**Comments:**

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

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Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Hermop Inc./Winter Haven Lofts

**Case #:** 11-R-04

**Date:** February 24, 2004

**Comments:**

1. As per Sec. 47-13.20 the shade tree street trees are to be a min. of 14' ht., with 8' sprd. and 6' ground clearance. "Ornamental" trees need to be 12' x 6' x 6' ground clearance.
2. Shade trees need to be 22.5' from non-shade trees.
3. Provide standard calculation list (available upon request) to verify that all vehicular use area landscape Code requirements are met.
4. The designated shade tree street tree for NE 3<sup>rd</sup> St. is the Lysiloma sabicu.
5. Some of the palms are shown too close to the structure.
6. Show and provide a list of the existing trees and palms on site, their names and sizes. Trees or palms which would be considered good candidates for relocation should be relocated, Equivalent replacement for trees removed to be above minimum site Code requirements. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "existing, large, desirable trees".
7. Indicate any utilities that would affect proposed planting on the Landscape Plan. Tree and palm installation should conform to FPL guidelines. Overhead lines should be placed underground.
8. Signoff plans should be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862

**Project Name:** Hermop Inc./Winter Haven Lofts

**Case #:** 11-R-04

**Date:** February 24, 2004

Site Plan Review/Seventy-five (75) Multi-Family Units with 3, 580 S.F. Office and 1,100 S.F. Retail/RAC-CC  
401-409 N.E. 3 Street

**Comments:**

1. As of November 18, 2003, the City Commission approved zoning in progress for the Downtown requiring that all new development projects requesting units from the 2,960 pool be subject to the Urban Design Guidelines of the Consolidated Master Plan for Downtown and subject to review and approval by the City Commission.
2. This project was reviewed by the Development Review Team (DRT) on Jan. 26, 2004. Provide a narrative addressing the DRT comments and how the development complies with the Consolidated Master Plan for Downtown.
3. Discuss provision for a traffic study with Engineering representative and the applicant at the meeting. If required, an outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's costs for these consultant services. The traffic study must be submitted and reviewed by the City prior to the project obtaining Preliminary CC and DRC sign-offs.
4. This development is subject to the provisions of the Interlocal Agreement with the Broward County School District. The City of Fort Lauderdale has notified the Superintendent of Schools of the proposal. A written response has not yet been received from the Superintendent, but comments may be presented prior to Pre DRC/CC sign-offs.
5. Lots are incorrectly highlighted on plat. According to legal description the lots are in Block A not F.

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6. Provide a point-by-point narrative indicating how this development meets Sec. 47-25.2, Adequacy Requirements.
7. Provide a point-by-point narrative indicating how this development meets Sec. 47-13.20.B., Downtown RAC General Design and density standards.
8. Discuss areas numbered 1 – 5 on site plan.
9. Show sight triangles at driveway.
10. Indicate streets on landscape plan.
11. On Sheet A-24, Isometric Views, label major buildings. Indicate only Phase I of NOLA Lofts as future phases have not yet been approved.
12. All rooftop equipment must be screened. Indicate equipment with a dashed line on elevation.
13. Discuss height with Zoning representative at DRC meeting. Identify habitable height.
14. Show location of all exterior lighting and rooftop lighting.
15. Provide parking garage grillage detail. Grillwork density to be at a level to screen all automobiles, cables and ramps. No direct source of light, ramps or cars should be visible.
16. Indicate location of exhaust and intake fans for garage.
17. Provide a text narrative explaining maintenance operations and loading/service systems.
18. Regarding physical, communications, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such a review has been performed. FAA approval must be obtained prior to City Commission review unless otherwise deemed unnecessary by the City Airport Manager.
19. Recommend presenting project to Flagler Heights Civic Association.
20. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.



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21. All narratives shall be provided on author's letterhead.
22. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
<b>Project Name:</b>	Hermop Inc./Winter Haven Lofts	<b>Case #:</b>	11-R-04
<b>Date:</b>	February 24, 2004		

**Comments:**

1. What form of precaution will be exercised to restrict or prohibit pedestrian traffic from breaching parking entrance/exit?
2. Is the stairwell door adjacent the parking entry/exit a fire door only?
3. All exterior windows/doors should be in compliance with FBC.
4. Will there be a receptionist or security office in the first floor lobby?
5. Recommend CCT.V. with cameras positioned in strategic locations; such as elevators, parking garage, stairwell entry and other vulnerable areas.
6. Closed Circuit T.V. should also be included in the store and office bldgs.
7. Recommend intrusion/fire alarms systems in all residential units and the commercial establishments to have same including a robbery alarm system.
8. Recommend emergency annunciators on all parking floors.
9. Will all parking spaces excluding handicapped parking be 8'8"x 18'?
10. Will access to individual floors be controlled by key-card system?
11. Recommend that stairwell doors have a system to alert or alarm if ajar.
12. Please document written response.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Hermop Inc./Winter Haven Lofts

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**Date:** February 24, 2004

**Comments:**

1. Provide a narrative outlining how the proposed project complies with the General Design and Density Standards of section 47-13.20.B.1-6.
2. Dimensions the building height from grade as defined in section 47-2.
3. Provide a photometric lighting plan pursuant to section 47-20.14 prior to the Planning and Zoning Board meeting.
4. Label all active uses on the roof plan.
5. Discuss trash pickup and loading zones for the commercial and residential uses.
6. Parallel parking spaces shall comply with section 47-20.11 a minimum of 8'8" X 24'.
7. Discuss requirements for handicap spaces at grade.
8. Additional comments may be discussed at the DRC meeting.